



# **City of Santa Barbara**

## **2015 Action Plan DRAFT**

*Thank You for the Roof,  
City of Santa Barbara!*



*From the Boys & Girls Club*

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Santa Barbara's 2015-2019 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2015 as part of the strategy.

The 2015 Annual Action Plan includes application for funds under two different HUD formula programs (Community Development Block Grant and the HOME Investment Partnerships Program). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for program year 2015 to approximately \$1.66 million.

#### 2. Summarize the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The 2015-19 Consolidated Plan, section SP-45, identifies the City's priority needs and activities, from which the Housing and Community Development Objectives and Outcomes identified in the Plan are based:

##### 1 Assisting the Homeless

Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, Casa Esperanza/PATH, Domestic Violence Solutions and Transition House.

##### 2 Decent Affordable Housing

To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units. In addition, the City will continue working with local housing and service providers to provide security deposit loans and TBRA assistance.

##### 3 Decent Housing Availability

Using CDBG repayment funds, to the extent possible, based upon the availability of funds, the City will assist affordable housing developers to rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.

#### **4 Public Facilities and Infrastructure Improvements**

Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.

#### **5 Economic Opportunity**

Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG Program Income funds and other private sources, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.

#### **6 CDBG Planning and Administration**

The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).

#### **7 HOME Planning and Administration**

The City may use up to ten (10) percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, coordination (including coordination with Community Housing Development Organizations), and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.

Please see Annual Goals and Objectives section starting on page 15 for the specific projects.

### **3. Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

The 2014 Annual Action Plan is the fifth and final for Santa Barbara's 2010-2014 Consolidated Plan. The Consolidated Annual Performance and Evaluation Report will provide in-depth analysis of the City's performance during program year 2014. To date the City has been on target to meet the majority of the goals established for the five-year plan.

It should be noted that during the previous 5-year period, the City's goals had to be modified due to cuts in the City's entitlement allocation. In addition, due to decreased demand, and staff reductions, the Housing Rehabilitation Loan Program (for single-unit homes) has been eliminated for the 2015-19 Con Plan period.

### **4. Summary of citizen participation process and consultation process**

*Summary from citizen participation section of plan.*

In accordance with the City's Citizen Participation Plan, elements of the 2015 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan.

The Community Development and Human Services Committee (CDHSC) consists of 13 members who represent specific areas and interests of the community including the disabled community, senior community, Latino community, African-American community, housing interests, and each of the four low-income neighborhoods in the City. The CDHSC served as the initial conduit for information-gathering and plan review for this year's Action Plan. Each Community Development and Human Services Committee meeting is properly noticed and is open to the public. Public Hearings are widely announced and publicized in the local newspapers.

In addition, the City utilized an on-line Needs Survey (in English and Spanish) in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. The survey was posted on the City's homepage, emailed to interested parties, and published in the City Newsletter that was sent to the public. Questions about specific needs were grouped into these areas:

- Housing Needs;
- Homeless Needs;
- Public Service Needs;
- Infrastructure Needs; and
- Economic Development Needs.

### **Key Dates**

September 23, 2015: Public Hearing with CDHSC to solicit input on housing, social service and non-housing community development needs from the public. Notice was published in the local newspaper.

October 21, 2014: Public Meeting before City Council to approve program year 2015 CDBG and Human Services application process and priorities.

November 23, 2014: Key stakeholders and representatives of housing, homeless and social service organizations participated in two focus group meetings that covered the following:

- Barriers to affordable housing, community facilities, and services
- Housing, homeless and public service needs and gaps in service
- Community priorities

January 29 and February 3, 5, and 10, 2015: CDHSC held public interviews with applicants and developed recommendations.

April 7, 2015: Public Hearing before City Council for CDHSC Report on Funding Recommendations for program year 2015 for CDBG and Human Services Funds.

March 19, 2015: Draft 2015 Action Plan available for public review for a 45-day period. Notice was published in the local newspaper. Copies of the Plan were made available online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov), in the Public Library, City Hall, and at the Community Development Department.

All public meetings were noticed as per the Brown Act. Notices included the process to request physical accommodations and/or documents in alternate formats.

In addition to the CDHSC, the City's Neighborhood Improvement Task Force met monthly with the Santa Barbara Neighborhood Advisory Council (NAC). The NAC's role is to develop resident-focus on neighborhood issues. During these meetings, citizens identified and prioritized capital project applications to be submitted for review by the CDHSC.

Finally, the City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan are available in alternative formats accessible to persons with limited English proficiency or disabilities, upon request, by contacting the Administration, Housing and Human Services Division at 630 Garden Street, at (805) 564-5461, or [estotts@SantaBarbaraCa.gov](mailto:estotts@SantaBarbaraCa.gov).

## 5. Summary of public comments

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

The comments will be added after the public review period ends May 5, 2015.

## 6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received will be accepted and considered in the development of the Action Plan.

## 7. Summary

The City took numerous steps, including public noticing, advertising and holding public meetings, to ensure citizen participation in the development of the 2015 Action Plan.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

*Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.*

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Santa Barbara	Community Development
CDBG Administrator	Deirdre Randolph/Elizabeth Stotts	Community Development
HOME Administrator	Deirdre Randolph/David Rowell	Community Development

**Table 1 – Responsible Agencies**

### Narrative (optional)

The Lead agency is the City of Santa Barbara, Administration, Housing and Human Services Division.

### Consolidated Plan Public Contact Information

Elizabeth Stotts, Community Development Programs Specialist, (805) 564-5461, or [estotts@santabarbaraca.gov](mailto:estotts@santabarbaraca.gov).

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City developed its five-year (2015/2016 - 2019/2020) Consolidated Plan and Program Year 2015 Annual Action Plan through consultation with the Santa Barbara City Housing Authority; City departments; social and health service providers; and adjacent local governments. As a means of gaining input from housing, homeless and social service providers, the City conducted two consultation workshops on November 19, 2014. Over 30 agencies were invited to attend, with a dozen agencies/departments participating in the workshops. The purpose of these workshops were to discuss what each of these agencies define as the key housing and social service issues in Santa Barbara, to identify gaps in service, and to brainstorm potential recommendations. Another function of the workshop was to establish a dialogue among agencies/departments to enhance collaboration and sharing of information. Agencies were also provided a brief survey requesting input on priority needs and gaps in the services provided. The tabulated results of these surveys, along with a summary of the input received at each of the workshops, is included in Appendix C of the Consolidated Plan.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City is a partner in the Central Coast Collaborative on Homelessness (C3H). This countywide collaborative effort will be described in greater detail later in this report.

In addition, one of the roles of the CDHSC is to foster integration, coordination, and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

N/A, the City is not a recipient of ESG funds.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

N/A, the City is not a recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

See Table 2 next page.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
City of Santa Barbara	Other government - Local	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
Housing Authority of Santa Barbara	PHA	Public Housing Needs
County of Santa Barbara	Other government - County	Homelessness Strategy
Aids Housing Santa Barbara	Services-Persons with HIV/AIDS	Non-Homeless Special Needs
Boys and Girls Club of Santa Barbara	Services - Children	Housing Needs
Casa Esperanza/PATH	Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
Central Coast Collaborative on Homelessness (C3H)	Services-Homeless	Homeless Needs: Chronically Homeless, Families with children, Veterans, Emancipated Youth, Homelessness Strategy
Child Abuse Listening Mediation (CALM)	Services - Children	Non-Homeless Special Needs
Domestic Violence Solutions for Santa Barbara County	Services-Victims of Domestic Violence	Homelessness Strategy Homeless Needs - Families with children
Coalition for Housing Accessibility, Needs, Choices and Equality	Services - Persons with Disabilities	Non-Homeless Special Needs
Council on Alcoholism and Drug Abuse	Services - Health Services - Homeless	Non-Homeless Special Needs
Jodi House Brain Injury Support Center	Services - Persons with Disabilities	Non-Homeless Special Needs
Legal Aid Foundation of Santa Barbara County	Services-Elderly Persons Services-Persons with Disabilities	Homelessness Strategy Non-Homeless Special Needs

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
	Services-Victims of Domestic Violence Services-homeless Service-Fair Housing	
Mental Wellness Center	Services - Persons with Disabilities Services - Homeless	Non-Homeless Special Needs
New Beginnings Counseling Center	Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
Channel Islands YMCA	Services-Children Services-homeless	Homelessness Needs - Unaccompanied youth
Peoples Self Help Housing Corporation	Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
Santa Barbara City Youth Employment Training Program	Other government - Local	Homeless Needs - Families with children Housing Need Assessment
St. Vincent's	Services - Homeless	Homeless Needs: Chronically Homeless, Families with children, Unaccompanied youth Homelessness Strategy Non-homeless special needs
Transition House	Services-homeless	Housing Need Assessment Homeless Needs - Families with children
Willbridge of Santa Barbara, Inc.	Services-homeless	Housing Need Assessment Homeless Needs - Chronically homeless
Women's Economic Ventures	Economic Development Organization	Economic Development

**Table 2 – Agencies, groups, organizations who participated**

### **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination**

All the agencies and organizations listed were involved in the development of the Consolidated Plan and Action Plan by either filling out a Needs Survey for Housing/Homeless Service Providers and Needs Survey for Service Providers, by attending the Consultation Workshops held November 23, 2014 by providing specific information to the City via telephone or email correspondence, and by speaking before the Community Development and Human Services Committee. The anticipated outcome was a greater understanding of community needs that will allow the City to better target its available resources.

### **Identify any Agency Types not consulted and provide rationale for not consulting**

All known agencies were consulted in this process. The City makes efforts to consult every entity possible in this process.

### **Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Santa Maria/Santa Barbara Continuum of Care	Central Coast Collaborative on Homelessness	Some of the organizations receiving Continuum of Care funds are supported with City CDBG and City General funds.
Santa Barbara 2015-2023 Housing Element	City of Santa Barbara Planning Division	The City recently updated its Housing Element for the 2015-2023 periods. Key housing policies and programs from the Housing Element have been reflected within the Consolidated Plan.
Housing Authority of the City of Santa Barbara 2014-2019 Action Plan	Housing Authority of the City of Santa Barbara (HACSB)	HACSB's 5 Year Action Plan sets forth the Housing Authority's perspective on the community's housing needs and identifies the Authority's course to help address those needs over the next 5 years. The Consolidated Plan reflects the policies set forth in the Action Plan.

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

The City consulted numerous organizations in the development of this plan, which resulted in funding of various programs that will address the City's Consolidated Plan strategies.

### **AP-12 Participation - 91.105, 91.200(c)**

#### **1. Summary of citizen participation process/Efforts made to broaden citizen participation - Summarize citizen participation process and how it impacted goal-setting**

As described in the Consultation Section of this report, elements of the 2015 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Efforts to broaden participation included public hearings, noticing in newspapers, and issuing press releases. As a result of this effort, numerous organizations participated in the development of this year's Action Plan.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Internet Outreach	Non-targeted/ broad community	A total of 102 Community Needs Assessment surveys were received.	See attached results in Appendix C of Consolidated Plan.	N/A
Newspaper Ad	Non-targeted/ broad community	Notice of the September 23, 2014 needs assessment hearing for development of the Consolidated Plan and Program Year 2015 Action Plan was published.	See results of the public hearing, below.	N/A
Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing	The Community Development and Human Services Committee, many of them active service providers and representatives of the targeted groups, held the hearing on 9/23/14 to solicit public input on community development needs.	Comments received focused on the need for more affordable housing, the need for prioritization for youth education programs; and the need for the continued allocation of public funds to service-providing organizations to help them leverage private funds.	All comments received were accepted.
Public Meeting	Non-targeted/ broad community	The public meeting was held before the City Council on October 21, 2014 to hear the funding-priority recommendations of the CDHSC. The meeting was well attended.	Council kept the funding priorities unchanged. Greater emphasis was placed on evaluating the financial health of organizations recommended for funding.	All comments received were accepted.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Housing and Service providers representing low/moderate income, special needs and homeless population	Fifteen individuals representing housing, homeless and service providers attended and participated in the two afternoon meetings (11/19/14)	See attached summary of comments in Appendix C of Consolidated Plan.	All comments received were accepted.
Newspaper Ad	Non-targeted/broad community	Notice of the availability of CDBG funds was published in the local newspaper and on the City's website homepage. A total of 55 funding requests were received.	See results of public interviews below.	N/A
Public Meeting	Non-targeted/broad community	Four public interviews were held for all prospective applicants of CDBG and City Human Service funds.	A total of 55 organizations were interviewed presenting their need for funds. As a result 45 organizations were funded, of those 3 were funded with CDBG public service funds, 3 construction projects were funded with CDBG and 1 economic development program.	N/A
Public Meeting	Non-targeted/broad community	A second Public Meeting will be held before the City Council to present the 2015 Action Plan and Consolidated Plan. This meeting notice will be published on the local newspaper and notices will be sent to interested parties.	This information will be added after the public hearing is held.	N/A
Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published soliciting public comment on the draft Program Year 2015 Action Plan and Consolidated Plan.	This information will be added after the public hearing is held.	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.220(c)(1,2)

#### Introduction

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carry out the Plan.

Table 5 below summarizes the federal, state and local resources expected to be made in Program Year 2015 to help address the needs identified in the Five-Year Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	803,372	420,000	19,338	1,242,710	4,913,488	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	335,230	90,000	0	425,230	1,926,150	Entitlement allocation plus estimated program income

**Anticipated Resources**  
**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds play a crucial role in implementing the Action Plan. Local private and non-federal funds are insufficient to meet the heavy demand for housing and services in our community.

Agencies receiving CDBG and HOME funds use those funds to get a commitment from other funding sources and increase their stakeholders. This encourages collaboration and partnerships between agencies and enhances the level of services agencies are able to provide low and moderate-income residents.

Leveraging federal funds enables agencies to be more competitive and have a higher success rate. They can build a base of private financial support and increase sustainability by bringing on partners who will have an incentive to continue supporting the agency after the federally-funded grant period ends.

Below are non-entitlement resources the City makes available to, or are received by, the City's partners vital to meeting its ConPlan strategy:

- **Section 8 funds:** The Housing Authority of the City of Santa Barbara administers the Section 8 program in the City and receives approximately \$24 million in Section 8 funds annually to provide rent subsidies to more than 2,000 residents.
- **Continuum of Care funds:** The City is a partner in the County of Santa Barbara Continuum of Care which receives approximately \$1.4 million annually for countywide projects. Some of those funds are allocated to programs supported with City CDBG funds.
- **Low-Income Housing Tax Credits (LIHTC):** The federal 4% and 9% LIHTC is the principal source of funding for the construction of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability.
- **Human Services Grants:** The city budget commits approximately \$700,000 annually from the city's General Fund for human services. Human Services funds are intended to support programs that provide basic human needs, such as food and shelter, and programs that preventative in nature or promote high degree of functioning. Many of the programs supported through this source aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and other supportive services to persons who are homeless or at risk of becoming homeless.
- **Santa Barbara General Fund:** The city commits General Funds to support homeless programs such as the Restorative Policing program, which helps chronically homeless individuals achieve self-sufficiency, and the Casa Esperanza winter shelter, which expands shelter capacity from December through March.
- **Private Banks:** Women's Economic Ventures receives private bank funds to support the Community Development Loan Fund, which is augmented with repayment funds from previously provided CDBG seed money.

- HUD VASH: People Assisting the Homeless (PATH) has been providing HUD-VASH case management services for 25 individuals in Santa Barbara since 2013 through vouchers administered by the County Housing Authority.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

n/a

### **Discussion**

Expected resources include local public and private funds that will be used to support programs included in this Action Plan

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Assisting the Homeless	2015	2019	Homeless		Homeless		6,550 persons assisted
Decent Affordable Housing	2015	2019	Affordable Housing Public Housing		Decent Housing		Rental units constructed: 39 Housing Units  TBRA: 67
Decent Housing Availability	2015	2019	Affordable Housing		Decent Housing Fair Housing		Rental units rehabilitated: 10 Housing Units  Other: 1 Other
Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Facilities and Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,263 Persons Assisted
Economic Opportunity	2015	2019	Non-Housing Community Development		Economic Development		Public Service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted  Businesses assisted: 3 Businesses Assisted
CDBG Planning and Administration	2015	2019	Other		Planning for Housing and Community Development		N/A
HOME Planning and Administration	2015	2019	Other		Planning for Housing and Community Development		N/A

Table 6 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	<b>Assisting the Homeless</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, Casa Esperanza/People Assisting The Homeless (PATH), Domestic Violence Solutions and Transition House. Using non-CDBG funds, the City will provide financial assistance to programs that aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and supportive activities to persons who are homeless or at risk of becoming homeless.
<b>2</b>	<b>Goal Name</b>	<b>Decent Affordable Housing</b>
	<b>Goal Description</b>	To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units. The City will also continue working with local housing and service providers to provide security deposit loans and TBRA assistance.
<b>3</b>	<b>Goal Name</b>	<b>Decent Housing Availability</b>
	<b>Goal Description</b>	Using CDBG repayment funds, to the extent possible, based upon the availability of funds, the City will assist affordable housing developers to rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.  In addition, using General Funds, the City will continue to support programs that make affordable housing available to vulnerable populations for example, programs such as Rental Housing Mediation and Legal Aid Foundation.
<b>4</b>	<b>Goal Name</b>	<b>Public Facilities and Infrastructure Improvements</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.
<b>5</b>	<b>Goal Name</b>	<b>Economic Opportunity</b>
	<b>Goal Description</b>	Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG repayment funds and private bank funds, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.

6	<b>Goal Name</b>	<b>CDBG Planning and Administration</b>
	<b>Goal Description</b>	The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).
7	<b>Goal Name</b>	<b>HOME Planning and Administration</b>
	<b>Goal Description</b>	The City may use up to ten (10) percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, coordination (including coordination with Community Housing Development Organizations), and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

As presented in Table 6 above, the City's one-year goal is to provide affordable housing opportunities to 116 extremely low, low and moderate income households through the following activities:

- New construction of rental housing
- Tenant-based rental assistance
- Rehabilitation of rental units

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs operated citywide are noted. The majority of the projects are targeted low and moderate income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

**Project Summary Information**

<b>Project Name</b>	<b>Target Area</b>	<b>Goals Supported</b>	<b>Needs Addressed</b>	<b>Funding</b>
Casa Esperanza/PATH Homeless Center	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$39,006
Domestic Violence Solutions Emergency Shelter	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$35,000
Transition House	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$46,500
Security Deposit Assistance	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$30,000
Tenant Based Rental Assistance	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$135,000
Affordable Housing Acquisition Assistance	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$100,000
Affordable Housing Rehabilitation Assistance	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$26,707
New Construction of Affordable Housing	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$100,000
Housing Rehabilitation Loan Program (Multi Unit)	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG: \$320,000
Fair Housing Program	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG: \$12,033
City Neighborhood Improvement Task Force	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$346,000
Family Service Agency Capital	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$145,530
Women's Economic Ventures Loan Fund	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG: \$20,000
Women's Economic Ventures Self Employment Training	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG: \$50,000
CDBG Administration	City of Santa Barbara	CDBG Planning and Administration	Planning for Housing and Community Development	CDBG: \$240,674
HOME Administration	City of Santa Barbara	HOME Planning and Administration Housing	Planning for Housing and Community Development	HOME: \$33,523

**Table 7 – Project Summary****Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Santa Barbara has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that due to the extremely high cost of rental and ownership housing, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face. In addition, high priority has been placed on programs that assist the homeless due to the high level of homeless persons found by the 2015 Point in Time Count as described in the Homeless Needs Assessment of the Consolidated Plan.

The basis for giving priority to public facilities, parks and infrastructure was determined from the non-housing community needs assessment of the Consolidated Plan, which identified several projects in the City's Capital Improvement Plan that would be CDBG eligible. In addition, the Consolidated Plan found that CDBG funds are one of few funding sources that are available to non-profit organizations for capital improvements.

**Obstacles to Meeting Underserved Needs**

The major obstacles include the high and sustained demand for public services, as well as the lack of funding. During the last Consolidated Plan period, the City's CDBG allocation dropped by 32% and the HOME allocation by 56%. These cuts, along with the state's elimination of Redevelopment Agencies, are the main obstacles to meeting underserved needs.

**AP-38 Projects Summary****Project Summary Information**

<b>1</b>	<b>Project Name</b>	Casa Esperanza/People Assisting The Homeless (PATH)
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Assisting the Homeless
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$39,006

<b>Description</b>		Casa Esperanza/PATH is a sobriety based full-service, residential wellness center for the homeless. Services include temporary housing to stabilize individuals, case management, three meals a day, hygiene support, mental health assessment and case management, alcohol and drug recovery counseling, job development, benefits procurements, housing assistance and an on-site health clinic.
<b>Target Date</b>		
<b>Location</b>	816 Cacique Street	
<b>Description</b>		
<b>Planned Activities</b>	Same as description.	
<b>2</b>	<b>Project Name</b>	Domestic Violence Solutions Emergency Shelter
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Assisting the Homeless
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	The emergency shelter provides safe shelter and basic needs (food, clothing) up to 45 days. An individualized client plan includes referrals, professional clinical counseling and strategies for financial and housing issues. Educational groups are conducted for health topics, parenting, safety and boundaries, relationships, stress management, budgeting and other life skills. Emergency shelter services are 24 hours, 7 days a week. Provide hot line assistance and respond to calls from 911 law enforcement or area hospitals.
	<b>Target Date</b>	
	<b>Location</b>	Confidential location, serving Santa Barbara residents.
	<b>Description</b>	
	<b>Planned Activities</b>	Same as in description.
<b>3</b>	<b>Project Name</b>	Transition House
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Assisting the Homeless
	<b>Needs Addressed</b>	Homeless Assistance

	<b>Funding</b>	CDBG: \$46,500
	<b>Description</b>	Transition House offers emergency housing and three meals a day for 90 days to low-income Santa Barbara area homeless families with children. Clients receive case management, career counseling, social service referrals, ESL classes, specialized children's programming, sliding scale licensed infant care, basic medical exams, and budgeting instruction. The shelter is open year round and serves only homeless families with children.
	<b>Target Date</b>	
	<b>Location</b>	425 E. Cota Street
	<b>Description</b>	
	<b>Planned Activities</b>	Same as in description.
<b>4</b>	<b>Project Name</b>	Security Deposit Loan Program
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$30,000
	<b>Description</b>	HOME program income will provide security deposit assistance to assist persons in securing permanent rental housing.
	<b>Target Date</b>	
	<b>Location</b>	Within Santa Barbara City limits.
	<b>Description</b>	Admin office, 630 Garden St. Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as description.
<b>5</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$135,000

	<b>Description</b>	To provide rental assistance to special needs persons (homeless or imminently at risk of being homeless) in order to secure permanent rental housing.
	<b>Target Date</b>	
	<b>Location</b>	Admin office, 630 Garden St.
	<b>Description</b>	Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as description.
<b>6</b>	<b>Project Name</b>	Affordable Housing Acquisition Assistance
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist affordable housing developers in the acquisition of low-income rental and/or owner housing units.
	<b>Target Date</b>	
	<b>Location</b>	Within Santa Barbara City limits.
	<b>Description</b>	Admin office, 630 Garden St. Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as description.
<b>7</b>	<b>Project Name</b>	Affordable Housing Rehabilitation Assistance
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$26,707

	<b>Description</b>	To the extent possible, based upon the availability of funds and a project's viability, HOME entitlement and/or program income funds will be used to assist affordable housing developers in the rehabilitation of low-income rental and/or owner housing units.
	<b>Target Date</b>	
	<b>Location</b>	Within Santa Barbara City limits.
	<b>Description</b>	Admin office, 630 Garden St. Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as description.
<b>8</b>	<b>Project Name</b>	New Construction of Affordable Housing
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist affordable housing developers to develop or construct low-income rental and/or homeowner housing units.
	<b>Target Date</b>	
	<b>Location</b>	Within Santa Barbara City limits.
	<b>Description</b>	Admin office, 630 Garden St. Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as description.
<b>9</b>	<b>Project Name</b>	Housing Rehabilitation Loan Program (Multi Unit)
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Decent Housing Availability
	<b>Needs Addressed</b>	Decent Housing

<b>Funding</b>	CDBG: \$320,000
<b>Description</b>	To the extent possible, based upon the availability of funds , the City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will facilitate the rehabilitation of low-income rental units during the program year. Preservation, energy efficiency and health and safety hazards are the main priorities of the program. Lead-based paint abatement is a component of the program and every unit selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected.
<b>Target Date</b>	
<b>Location</b>	Within Santa Barbara City limits.
<b>Description</b>	Admin office, 630 Garden St.  Santa Barbara, Ca. 93101
<b>Planned Activities</b>	Same as description.
<b>10 Project Name</b>	Fair Housing Program
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Decent Housing Availability
<b>Needs Addressed</b>	Decent Housing
<b>Funding</b>	CDBG: \$12,033
<b>Description</b>	Respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.
<b>Target Date</b>	
<b>Location</b>	Within Santa Barbara City limits.
<b>Description</b>	Admin office, 630 Garden St.  Santa Barbara, Ca. 93101
<b>Planned Activities</b>	Same as description.

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<b>11 Project Name</b>	City Neighborhood Improvement Task Force
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	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$346,000
	<b>Description</b>	The NITF is an interdepartmental task force comprised of City staff from the Public Works, Community Development, Fire, Police, and Parks & Recreation Departments, and the City Administrator's and City Attorney's Offices. The purpose of the NITF is to identify and carry out neighborhood-improvement projects.
	<b>Target Date</b>	
	<b>Location</b>	Within Santa Barbara City limits in locations described under Planned Activities.
	<b>Description</b>	
	<b>Planned Activities</b>	<ol style="list-style-type: none"> <li>1. Install ADA-compliant access ramps at priority intersections on the Westside neighborhood along San Pascual Street and Sunset Avenue, between Micheltorena and Pedregosa streets.</li> <li>2. Demolish and replace the playground at Bohnett Park.</li> </ol>
<b>12</b>	<b>Project Name</b>	Family Service Agency
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$145,530
	<b>Description</b>	<p>The project consists of the following:</p> <ol style="list-style-type: none"> <li>1. Entry Remodel - For greater safety and security: redesign to improve visibility, install a glass security door, install waiting area space for clients visiting at night; and add entry/exit stairs for the building in addition to an existing ramp.</li> <li>2. Plumbing - Replace 60ft of existing cast iron waste lines with new ABS piping.</li> <li>3. HVAC - Replace 2 HVAC units that are 20 years old; repair/replace duct work; and insulate duct work so that it meets current standards.</li> </ol>
	<b>Target Date</b>	
	<b>Location</b>	123 W. Gutierrez Street
	<b>Description</b>	Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as Description.
<b>13</b>	<b>Project Name</b>	Women's Economic Ventures Loan Fund
	<b>Target Area</b>	City of Santa Barbara

	<b>Goals Supported</b>	Economic Opportunity
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Community Development Loan Fund will be operated by Women's Economic Ventures. Approximately three small business loans will be made to persons who do not qualify for conventional bank loans. CDBG previously provided seed money to help establish the revolving loan fund.
	<b>Target Date</b>	
	<b>Location</b>	333 S. Salinas St.
	<b>Description</b>	Santa Barbara, CA 93103
	<b>Planned Activities</b>	Same as description.
<b>14</b>	<b>Project Name</b>	Women's Economic Ventures Self Employment Training
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Economic Opportunity
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Women's Economic Ventures will provide Self Employment Training Program scholarships to up to 25, as funds allow, low-moderate income persons to assist them to establish, stabilize, or expand their micro-enterprise businesses.
	<b>Target Date</b>	
	<b>Location</b>	333 S. Salinas St.
	<b>Description</b>	Santa Barbara, CA 93103
	<b>Planned Activities</b>	Same as description.
<b>15</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	CDBG Planning and Administration
	<b>Needs Addressed</b>	Planning for Housing and Community Development
	<b>Funding</b>	CDBG: \$228,641
	<b>Description</b>	To administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.
	<b>Target Date</b>	
	<b>Location</b>	Admin office, 630 Garden St.
	<b>Description</b>	Santa Barbara, Ca. 93101

	<b>Planned Activities</b>	Same as description.
<b>16</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	HOME Planning and Administration
	<b>Needs Addressed</b>	Planning for Housing and Community Development
	<b>Funding</b>	HOME: \$33,523
	<b>Description</b>	To administer the HOME program to meet federal regulations.
	<b>Target Date</b>	
	<b>Location</b>	Admin office, 630 Garden St.
	<b>Description</b>	Santa Barbara, Ca. 93101
	<b>Planned Activities</b>	Same as description.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.02, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.02, 12.06, and 12.08).

HOME TBRA funds may be used citywide and within the South Coast area of Santa Barbara County (between Gaviota and the Ventura County line)

### Geographic Distribution

Target Area	Percentage of Funds
City of Santa Barbara	100

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The areas stated above generally correspond to areas with the highest concentrations of Hispanic households, the predominant minority group in Santa Barbara at 38% of the City's 2010 population. The two other primary minority groups in the City - Asians and African Americans - represent just 3% and 1% of the City's population, respectively.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement,

homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

### Discussion

As stated above, the City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.02, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.02, 12.06, and 12.08). These areas are also areas of racial/minority concentration.

## Affordable Housing

### AP-55 Affordable Housing - 91.220(g)

#### Introduction

The City's efforts to provide access to affordable housing are described in the Annual Goals and Objectives section of this Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	67
Non-Homeless	49
Special-Needs	0
Total	116

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	67
The Production of New Units	39
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	116

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The description of the activities is found in the Annual Goals and Objectives section of this report.

### AP-60 Public Housing - 91.220(h)

#### Introduction

The Housing Authority of the City of Santa Barbara (HACSB) is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority's Commission is

appointed by the City Council. In 2013, 180 senior HUD-assisted Public Housing units were removed from HACSB's Public Housing program via the Department of Housing and Urban Development's (HUD) Section 18 Disposition. The Housing Authority received 180 Tenant Protection Vouchers through this action. The disposition included two senior housing developments that have been "designated senior housing" but are no longer part of HACSB's portfolio. Currently, the Housing Authority has 316 HUD-assisted Public Housing units. Many of the Authority's HUD-assisted Public Housing units are aging and in need of rehabilitation, but there are currently no funding sources for these developments while remaining in the HUD public housing program. In the near future, the Housing Authority will be transferring its remaining 316 units out of the HUD-assisted Public Housing program through HUD's Rental Assistance Demonstration Program (RAD). This will allow for much needed rehabilitation and flexibility of funding sources for the associated costs.

The Housing Authority is in the process of putting into place a \$25 - \$30 million redevelopment plan to rehabilitate its Public Housing inventory after transitioning out of the HUD-Assisted Public Housing program through HUD's new Rental Assistance Demonstration (RAD) program.

#### **Actions planned during the next year to address the needs to public housing**

The needs of public housing are addressed in the Public and Assisted Housing section of the Consolidated Plan. In addition, the Housing Authority's Five-Year Action Plan, for the period of April 1, 2014 through March 31, 2019 examines the community's affordable housing needs and charts the HACSB's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing.

The City of Santa Barbara's actions to address the needs of Public Housing are included in the Projects section of the Action Plan as part of the City's overall strategy: Tenant Based Rental Assistance, Security Deposit Assistance, Housing Rehabilitation Loan Program, New Construction of Affordable Housing, Affordable Housing Rehabilitation Assistance, and Affordable Housing Acquisition Assistance.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). This program is designed to assist Section 8 participants and public housing tenants in setting goals and moving towards economic self-sufficiency. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. As of March 2014, two-hundred-twenty-eight (228) families have graduated from the Family Self-Sufficiency program; eighty-four (84) of which are off of all forms of housing assistance, and forty-three (43) of which are first-time homeowners.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A. The Housing Authority of the City of Santa Barbara is a "High Performer" under the Section 8 Management Assessment Program and the Public Housing Assessment System.

**Discussion**

The Housing Authority of the City of Santa Barbara takes necessary steps to address the needs to public housing and encourages public housing residents to become more involved in management and participate in homeownership.

**AP-65 Homeless and Other Special Needs Activities - 91.220(i)**

**Introduction**

Santa Barbara's Continuum of Care program for the homeless is a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of the community. The City will continue the following actions during the Action Plan period:

1. Prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless;
2. Address emergency shelter and transitional housing needs of homeless individuals and homeless families;
3. Help homeless persons make the transition to permanent housing; and
4. Support organizations that provide permanent supportive housing.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City supports numerous outreach and assessment programs for homeless individuals. They are:

- **Restorative Policing** - The Restorative Policing Program helps chronically homeless individuals achieve self-sufficiency. The program works with clients to place them in detox, housing, or work programs, and is staffed by two sworn officers, Community Service Liaisons, and Restorative Outreach Specialists.
- **Noah's Anchorage Street Outreach** - This program serves young people, ages 16-24, by providing outreach to youth on the streets on a regular basis. Services are aimed specifically at marginalized youth populations that are not seeking services through other community-based organizations.

- **New Beginnings Safe Parking** - The Safe Parking Program provides overnight safe parking and case management assistance to individuals and families who live in their vehicles. This program provides weekly street outreach with community volunteers to reach out to newly homeless and connect them with services.
- **Casa Esperanza** - During the winter shelter periods of December 1 - March 31 (when the weather is colder and there is an increase in the shelter bed availability to 200 beds), Casa Esperanza will outreach to persons living on the streets to promote their services and interim housing opportunities.
- **Freedom Warming Centers** - Volunteer outreach teams are notified of weather related warming center activations to notify homeless individuals.
- **Willbridge** - This supportive housing program offers a street outreach team that interacts with homeless individuals (including disabled, minorities, women, seniors, etc) on a weekly basis to provide basic essentials, evaluate well being, and offer encouragement to become housed.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has and will continue to address emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as:

- **Casa Esperanza Winter Shelter** for emergency shelter during the harsh winter months;
- **Casa Esperanza/PATH** for year round emergency beds, temporary and transitional shelter, and social services;
- **Transition House** for emergency shelter - temporary and transitional, meals, childcare and job assistance;
- **Domestic Violence Solutions** for temporary shelter, supportive services and transitional assistance for homeless battered women and their children;
- **Sarah House** for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses;
- **Noah's Anchorage Youth Shelter** for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth;
- **WillBridge** for temporary shelter as an alternative to incarceration for those with mental illness; and;
- **Rescue Mission** also provides emergency shelter ten days per month per individual.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will continue its active participation in the Central Coast Collaborative on Homelessness (C3H), a unified countywide collaboration between homeless service providers, elected representatives, community leaders and advocacy groups. C3H was formed to better serve the most vulnerable homeless individuals, families and persons at risk of homelessness in Santa Barbara County, and operates under a Collective Impact organizational model to develop shared measurement systems and

collect data that can be used to make service delivery decisions and reduce duplication of effort. The C3H model encompasses a countywide Policy Council comprised of elected representatives; a countywide Coordination Committee consisting of community leaders; housing, shelter and treatment providers; and advocacy groups; and is facilitated by an independent Homeless Coordinator.

The focus of C3H activities center around the organization's adopted goals:

- Prevent homelessness
- Support the expansion of housing for the homeless
- Build a results- and data-driven culture
- Elevate community dialogue, support, and collaboration regarding homelessness
- Encourage commitment to self-sufficiency

To meet the needs of the chronically homeless, Santa Barbara will continue to support and expand direct access to housing and “housing first” programs that are successful in getting the homeless off the streets and out of shelters. The City will also continue to pull together and seek additional resources to build permanent supportive housing units, expand the number of permanent housing subsidies, maintain a balanced approach to housing chronically homeless singles and families for continued reductions in these areas, and focus on ending homelessness rather than managing it.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through programs such as the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Casa Esperanza/PATH, Transition House, People’s Self-Help Housing, and Catholic Charities, all of which have substantial programs to assist in homeless prevention. Catholic Charities provides small grants to help families meet financial obligations in an effort to prevent homelessness. Transition House offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. People’s Self-Help Housing provides social services to low-income residents in their housing programs to help prevent them from becoming homeless. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings and implements affordability controls. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates disputes between tenants and landlords to prevent the possibility of displacement/homelessness. The Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers.

## Discussion

As discussed above, the City's goal is to have a seamless continuum of care for the homeless. The City has implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community.

## **AP-75 Barriers to affordable housing - 91.220(j)**

### **Introduction**

Barriers to affordable housing in Santa Barbara include market factors, physical limitations and government regulations, as described in Section MA-40 of the Consolidated Plan. These barriers are present when the incentive to develop affordable housing does not exist due to excessive costs. Some of these costs are motivated by economic conditions; others are the result of various political actions. This section will outline the City's strategy to remove or ameliorate those negative effects.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **High Cost of Land**

The high cost of land and housing was documented previously in the Plan. To help with this, the City will continue to provide incentives (financial and management) in cooperation with HACSB and private developers to use underutilized and small vacant parcels to support affordable development on infill sites. In addition, the City will develop an inventory of all land in the City owned by the City, County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.

### **High Market Sales Prices**

The City will continue to implement inclusionary housing requirements on new ownership developments as a tool to provide below market rate units. Through the use of resale controls, subsidized units will continue to be available to moderate income households for many years. The City will continue to pursue funding assistance for first-time homebuyers.

### **High Market Rents/Low Vacancy Rates in Lowest Cost Units**

Multi-family projects may be assisted through HOME entitlement funds or the Redevelopment Successor-Agency housing subsidies (if available) to assist in the purchase or development of multi-family structures so that rents can be lowered, more units are available to reduce vacancy rates or more units may be rented through Section 8.

### **Physical Barriers**

#### **Limited Land Available**

The City will continue to support lot consolidation and development on small infill sites. The dedication of surplus public land for affordable housing will be actively pursued, and opportunities for the integration of housing above public and private parking lots will be evaluated. The City will coordinate with property owners and developers to encourage the development of housing at key shopping centers.

**Age of Housing Stock**

The City will continue to operate the Housing Rehabilitation Loan Program as funds allow for multi-family properties. Assist in preserving the existing rental housing stock by allowing the reconstruction or rehabilitation of apartments at non-conforming General Plan densities and zoning standards.

**Institutional Barriers****High Standards for Development**

In order to help keep down housing costs and to make the construction of affordable housing more financially feasible, the City will continue to provide development standard incentives, such as reductions in lot area, unit size, setback, open space and parking. Implement State density bonus law to facilitate the provision of units affordable to very low and low income renter households, and moderate income owner households.

**Project Review Process**

The City will implement various actions identified in the 2015-2023 Housing Element to expedite the review process for residential infill and affordable housing projects, including establishing Multi-Family Design Guidelines and guidelines for infill projects.

**Zoning**

The City will continue to allow residential use in most commercial districts, with higher densities permitted for projects with an affordability component. Through the new Priority Housing Overlay, the City will encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street by providing incentives such as:

- Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program
- Higher Floor Area Ratios (FAR) when such standards are developed
- More flexibility with zoning standards (e.g., reduced parking standards)
- Expedited Design Review process
- Fee waivers or deferrals

**Continuing Decline in Sources of Housing Funds**

The City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Encourage HUD to grant an exception Fair Market Rent for Santa Barbara, or define a separate housing market for the higher cost South County area.

## **Social/Political Barriers**

### **NIMBY/Exclusivity**

The City will continue to focus its highest residential densities in commercial districts and outside established residential neighborhoods. Continue the provision of high quality affordable housing with complementary design to enhance compatibility with the surrounding area. Provide ample opportunities for neighborhood input on project design.

### **Locational Factors**

Clustering of affordable projects in particular neighborhoods will be discouraged. Policies to require scattered site development will continue to guide the location of affordable housing sites.

### **Discussion**

The City of Santa Barbara continues its efforts to address barriers to affordable housing.

## **AP-85 Other Actions - 91.220(k)**

### **Introduction**

The City of Santa Barbara undertakes the actions listed below.

### **Actions planned to address obstacles to meeting underserved needs**

The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described in this Action Plan in order to make the most use of the City's available resources.

### **Actions planned to foster and maintain affordable housing**

The City's efforts to foster and maintain affordable housing are identified in the Annual Affordable Housing Goals section of this Plan.

### **Actions planned to reduce lead-based paint hazards**

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Housing Rehabilitation Loan Program (HRLP). Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG funds.

Further, informational brochures are made available at the public counter on the risks of lead based paint, and are provided to outside groups, such as real estate offices and neighborhood associations. City staff has been trained on current Lead Based Paint Regulations and the city's program complies with these regulations.

To reduce lead-based paint hazards in existing housing, all housing rehabilitation projects supported with federal funds are tested for lead if not statutorily exempt and asbestos. When a lead-based paint or

asbestos hazard is present, the City or the City's sub-grantee contracts with a lead / asbestos consultant for abatement or implementation of interim controls, based on the findings of the report. Tenants are notified of the results of the test(s) and the clearance report(s). In Section 8 programs, staff annually inspects units on the existing program and new units as they become available. In all cases defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement if necessary, or abatement without testing.

### **Actions planned to reduce the number of poverty-level families**

The 2007-2011 American Community Survey reported that 14.2 percent of City residents had incomes below the poverty level, an increase in over 650 persons living in poverty since 2000. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions. Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and medical care.

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs. The City's Housing Authority also operates a Family Self-Sufficiency Program (FSS) to allow Section 8 participants and public housing tenants to move up and out of assisted housing.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

Another City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

### **Actions planned to develop institutional structure**

Santa Barbara is characterized by a capable and extensive housing and community development delivery system. Strong City and County agencies anchor the federal programs and housing and community

development programs the City is able to support. In the community, there is a large network of experienced non-profit organizations that deliver a full range of services to residents.

The Community Development Department maintains direct communication with other City departments when revising or updating housing policies, issues and services. Through regular contact and inter-working relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, growth issues, employment trends, and other demographic data. The Housing Authority of the City of Santa Barbara is integral to implementing the City's affordable housing program, including activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

In addition to the City's internal network, through its federal entitlement and other resources, Santa Barbara interacts with various non-profit agencies and public service groups in the delivery of programs. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

Also, the City participates in a technical working committee called the Cities-County Joint Affordable Housing Task Group, which meets on a regular basis to share information and address regional housing issues. The group consists of elected officials from the County of Santa Barbara and the Cities of Santa Barbara, Carpinteria and Goleta, as well as staff from the City and County Housing Authorities, the Metropolitan Transit District and local housing providers.

In addition, the City participates in the Central Coast Collaborative on Homelessness (C3H) described earlier in this report. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

As stated above, in an effort to enhance coordination, the City participates in the Central Coast Collaborative (C3H).

In addition, one of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

#### **Discussion**

The City of Santa Barbara continues its efforts to address obstacles to meeting underserved needs, foster and maintain affordable housing, to reduce lead-based paint hazards, reduce families in poverty, develop institutional structures, and to enhance the coordination between public and private housing and social service agencies.

## Program Specific Requirements

### AP-90 Program Specific Requirements- 91.220(I)(1,2,4)

#### Introduction

The City undertakes the following Program Specific Requirements.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	420,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>420,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220.(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The City only invests HOME funds in a manner consistent with the forms of assistance specified in 24 CFR 92.205(b). These have included interest-bearing loans, deferred and amortized payment loans, or grants. The majority of assistance comes in the form of deferred payment loans.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

To the extent possible, based upon availability of funds, the City proposes to use HOME funds for homebuyer activities. Written agreements between the City, developer and individual homebuyer recorded on the property will include requirements consistent with the HOME Final Rule. The affordability period imposed by the City far exceeds the minimum period established in the HOME Final Rule. The City follows the Resale provisions (and not the Recapture provisions) as established in the HOME Final Rule and does not presume that market rate ownership housing exists in any area of the City that would be affordable to low-income households without the imposition of enforcement mechanisms.

Our affordability covenants include the following guidelines:

1. Language requiring that the housing is made available for subsequent purchase only to another low income buyer
2. Owner must occupy their home as a principal residence
3. Owners who sell their homes are guaranteed a fair return on their investment (including original purchase price and capital improvements)
4. Unit will remain affordable to a range of low-income household buyers
5. The affordability period exceeds the minimum period established in the HOME Final Rule. The period is 90 years. If the property is sold before the initial 90-year term has expired, then the new buyer signs a new 90-year covenant.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The City follows the Resale provisions per the HOME Final Rule as described in the Homebuyer Activities Section above.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City currently has no plans to use HOME funds to refinance existing debt.

**Discussion**

The City of Santa Barbara meets the program specific requirements as outlined above.

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